

**THE DEPARTMENT OF REGIONAL PLANNING
COUNTY OF LOS ANGELES**

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

PROJECT NO.: R2014-01598

PERMIT NO.: RENV 201400126, RPP 201400584

PROJECT LOCATION: 5213 Tyler Ave., Temple City

ASSESSOR PARCEL NOS: 8574-014-032

PROJECT DESCRIPTION AND REQUEST:

The proposed project is the demolition of existing commercial structures and the subsequent construction of a new mixed use commercial/residential development. The new mixed use development is a proposed structure at 4 stories high, plus a 5th story for roof access, and will have subterranean parking with a commercial suite proposed at the first level and 16 apartment units proposed at the second level to the fourth level. A total of 42 parking stalls are provided in the subterranean garage and first floor level, including required disabled parking stalls, guest stalls, one commercial loading space and bike racks. Maximum height of the proposed structure is 55.25 feet. Grading is proposed for 5,700 cubic yards of cut and 200 cubic yards of fill, export of 5,500 cubic yards. The site location is at the west side of a T-intersection of Tyler Avenue and Arrowood Street. Water service to be provided by Southern California Water Company, Foothill District.

The Director's Review plot plan application (RPP 201400584) was submitted for the proposed development in a C-3 (Unlimited Commercial) Zone, which was changed to an R-3 (Limited Multiple Residence) Zone in November 2015. The application has been processed under the former requirements applicable at the time the application was filed subject to County Code Section 22.16.225.C.

NOTICE OF PUBLIC REVIEW AND COMMENT PERIOD:

Notice is hereby given pursuant to the California Environmental Quality Act ("CEQA") (Section 21092 of the California Public Resources Code) and the CEQA Guidelines (Section 15072 of the California Code of Regulations, Title 14, Chapter 3), that the County intends to adopt a Negative Declaration ("ND") for the Project. The County has conducted an Initial Study and prepared an ND for the Project. The ND concludes that the Project will not have a significant effect on the environment.

The County is posting this notice to alert you concerning the time period in which to submit comments on the intent to adopt the ND. Copies of the ND, Initial Study, and all documents referenced therein are available for public review from **March 23, 2016 to April 22, 2016**, between 7:30 a.m. and 5:30 p.m., Monday through Thursday (**closed on Fridays**) in the offices of the Department of Regional Planning, County Hall of Records, Room 1360, 320 West Temple Street, Los Angeles, California 90012. Selected materials are also available on the Regional Planning website at <http://planning.lacounty.gov/case> (Select Case & Hearing+ menu tab). Enter project number R2014-01598 into the search case window for the project information.

Due to the time limits mandated by State law, your comments must be postmarked or sent via email to Regional Planning no later than **April 22, 2016**. All comments should be sent to: Rudy Silvas, County of Los Angeles Department of Regional Planning, 320 West Temple Street, Room 1360, Los Angeles, CA 90012. Telephone: (213) 974-6438; Voice (213) 974-6278; Fax (213) 680-9660; e-mail: rsilvas@planning.lacounty.gov